

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- December 14, 1966

Appeal No. 9041 1225 Connecticut Avenue Associates, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 27, 1967.

EFFECTIVE DATE OF ORDER -- March 15, 1967

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with the provisions of Section 3308 at 1225 Connecticut Avenue, NW., lot 82, square 159, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in a C-3-B District.
- (2) It is proposed to erect an eight (8) story office building with roof structures on the subject site. The roof structures will house mechanical equipment.
- (3) The subject appeal was amended to include a request for a variance from the 0.25 limitation on the FAR of roof structures.
- (4) The total area of appellant's lot is 33,386.51 square feet and the area of the proposed office building is 217,012 square feet with an FAR of 6.5.
- (5) The area of the roof structure is 13,667 square feet with an FAR of 0.41.
- (6) The material and color of the street facade and roof structure of the proposed office building will be precast concrete of medium color granite.

(7) This appeal was filed and heard under plan by Weihe, Black and Kerr, architects, drawings No. A-7, A-8, A-9, A-10, A-11, and A-12, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on January 24, 1967.

(8) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. We are also of the opinion that appellant has shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested excess in roof structure FAR. The requested relief can be granted without substantial detriment to the public good and without impairing the purpose or integrity of the zone plan as embodied in the Zoning Regulations and Maps.